

Special Features of this 200 Beacon Lane move-in ready home:

OCTOBER 3, 2024

1. Close to town - Walmart is only 6 miles and 11 minutes away.
2. Gas Station and Dollar General within ½ mile.
3. Located in Beacon Bay Marina which has deep water for boat access to the lake during most low water events.
4. Recently installed Home Boat House very close to House
5. Home Boat House has approx. 1 ft of water when the lake is near it's low.
6. Recently installed two new hot water heaters.
7. Recently installed new roof.
8. New Tiebacks on approx. 400ft of bulkhead.
9. Attractive Waterfall Feature
10. Trex decking installed on the back porch.
11. 3hp lake pump with two Rain gun hose systems. Saves \$150/\$200 per month on water bill.
12. Two Pex manifold systems to control and isolate most plumbing lines. Easily allows draining to winterize outside bibbs.
13. Reverse Osmosis Water treating system under kitchen sink
14. Staying with the house after closing:
 - a. in the workshop area:
 - i. a 12000-watt Duramax dual fuel emergency Power Generator with a 50-amp power cord & a lockout mechanism tied into the breaker box.
 - ii. A large 200-gallon propane tank.
 - iii. Four tall storage cabinets staying but contents go with Seller.
 - iv. A Refrigerator
 - v. A Freezer
 - vi. A spider misting system
 - vii. Water softener and UV light
 - b. in the kitchen area - a Samsung refrigerator and a microwave stay.
 - c. in the utility room – the washer and dryer stay
 - d. In the great room - the TV stays.
 - e. On the porch area - two large fans and the solar lights stay.

Major Improvements and repairs

1. Installed new bulkhead on north side of Lot 1 in 2008
2. Installed waterfall and rock landscaping 2008
3. Installed retaining walls and landscaping in 2008, 2009, 2010 and 2012
4. Installed planters and Pergolas in 2013
5. Installed tiebacks on west bulkhead and installed French drain system on west side of property at Retaining wall in 2016.
6. Installed new roof in 2021.
7. New garage door opener unknown
8. Painted house exterior in 2021.
9. Installed porch fans and solar lights in 2021
10. Installed new waterfall liners in 2021.
11. Installed new Trex deck and rail in 2021.
12. Installed new boathouse in 2022.
13. Installed new hot water heater on north side in 2022.

14. Installed new hot water heater on south side in 2023.
15. Installed tie backs on northwest and northeast bulkheads 2023.
16. Installed new main water line after construction equipment damaged original line in 2023.
17. Installed new drain lines taking rain runoff to lake on south side of property in 2023.
18. Repaired washout at southwest corner of driveway in 2023.
19. Repaired wood trim on 2 garage windows and 1 game room window in 2023.
20. Repaired cracks in mortar on south end of garage in 2023.
21. Installed timber retaining wall on south side of property in 2023.
22. Install timber retaining walls on northwest and northeast sides of property in 2024.
23. Repaired sidewalk on northwest corner in 2024.
24. Installed new sidewalk on bulkhead at northeast side of property in 2024.
25. Sagging Lintel at garage opening not repaired as it is structurally sound although it may not meet some building code deflection guidelines.
26. Installed new liner on waterfall in 2024 and restaged waterfall
27. Resowed lawn 2024

Red Zip Ties on items indicate the item stays with the buyer and the home upon closing.

Green Zip Ties on items indicate the item goes with the Seller upon closing.

Items without Zip ties go with the Seller upon closing.